NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:
14 SPOONBILL LOOP, SORELL

PROPOSED DEVELOPMENT:
DWELLING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 22nd December 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 22nd December 2025.**

APPLICATION NO: **5.2025-329.1**
DATE: **5 DECEMBER 2025**

14 Spoonbill Loop, Sorell

3-Dec-2025

Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

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Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Residential
	Development: New Dwelling
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	$ 320,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 14 Spoonbill Loop Suburb: Sorell Postcode: 7172 Certificate of Title(s) Volume: 189521 Folio: 27
Current Use of Site	Vacant
Current Owner/s:	Name(s) Forcett Street Pty Ltd

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
https://www.sorell.tas.gov.au/services/engineering/

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: acting as General Manager for SJM Property Developments Date: 26/11/2025

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189521	27
EDITION	DATE OF ISSUE
1	12-Nov-2025

SEARCH DATE : 24-Nov-2025
SEARCH TIME : 10.16 AM

DESCRIPTION OF LAND

Town of SORELL
Lot 27 on Sealed Plan 189521
Derivation : Part of 244 Acres Gtd. to Thomas Giblin & John Lord
Prior CT 188598/1000

SCHEDULE 1

M773163 & M817084 TRANSFER to FORCETT STREET PTY LTD
Registered 06-May-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP189521 EASEMENTS in Schedule of Easements
SP189521 COVENANTS in Schedule of Easements
SP189521 FENCING COVENANT in Schedule of Easements
SP186811, SP187084, SP187106, SP187782 & SP188598 COVENANTS in Schedule of Easements
SP187106, SP187782 & SP188598 FENCING COVENANT in Schedule of Easements
SP 9892 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF URDS SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 10:16 am

CT: 189521/27

Lodge Date	Type	DealingNo	Reg Date
04-Sep-1993	EASEMENT	$7154121	12-Nov-2025
27-Apr-2020	TRANSFER	M817084	12-Nov-2025
24-Apr-2025	EASEMENT	$2242518	12-Nov-2025
24-Apr-2025	EASEMENT	$2251190	12-Nov-2025
19-Sep-2025	SEALED PLA	189521	12-Nov-2025
12-Nov-2025	EASEMENT	$1974687	12-Nov-2025
12-Nov-2025	EASEMENT	$1987327	12-Nov-2025
12-Nov-2025	EASEMENT	$1998192	12-Nov-2025

Search covers any dealings registered in the last 90 days and any dealings yet to be registered.

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 189521

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Taswater

Lots 25, 27 & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT `C' 3.50 WIDE (SP 186811) & DRAINAGE EASEMENT `C' 3.50 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lots 51 & 1000 are subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT `E' VARIABLE WIDTH (SP 186811) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 186811)" as shown on the plan ("the Easement Land").

Drainage

Lots 25, 27 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT `C' 3.50 WIDE (SP 186811) & DRAINAGE EASEMENT `C' 3.50 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lot 9 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'A' VARIABLE WIDTH (SP 186811) " as shown on the plan ("the Easement Land").

Lot 1000 is subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked DRAINAGE EASEMENT 'D' 3.00 WIDE (SP 186811)" as shown on the plan ("the Easement Land").

Lots 51 & 1000 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "PIPELINE AND SERVICES EASEMENT `E' VARIABLE WIDTH (SP 186811) & DRAINAGE EASEMENT 'E' VARIABLE WIDTH (SP 186811)" as shown on the plan ("the Easement Land").

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REF: 187782/1000 SOLICITOR & REFERENCE: Butler McIntyre & Butler (JS:242803)	PLAN SEALED BY: SORELL COUNCIL DATE: 31/10/25 SA 7.2020 / 24 - 1 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 189521
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 187782/1000	

FENCING ~~PROVISION~~ COVENANT
In respect to the lots on the plan, the owners of each lot on the plan covenants with the vendor (FORCETT STREET PTY LTD) that the vendor shall not be required to fence.

COVENANTS
Water tank
The owners of all lots on the Plan covenants in gross with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation:

- not to construct on a lot a dwelling without :

i) A minimum 5,000 litre rain water tank fitted to collect all roof runoff; and

ii) Such tank shall be installed with minimum retention storage of 2000 litres and be plumbed into toilets so that re-use occurs, with top up from the reticulated water supply.

Definitions;
"**Pipeline and Services Easement**" means-
FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
(a) without doing unnecessary damage to the Easement Land; and
(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

Director: ..... Director: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 189521
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 187782/1000	

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

"**Infrastructure**" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;
(b) telemetry and monitoring devices;
(c) inspection and access pits;
(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
(f) anything reasonably required to support, protect or cover any other Infrastructure;
(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
(h) where the context permits, any part of the Infrastructure.

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

Director: .....

Director: .....

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 189521
SUBDIVIDER: FORCETT STREET PTY LTD FOLIO REFERENCE: 187782/1000	

EXECUTED by **FORCETT STREET PTY LTD (ACN 634 863 479)** pursuant to section 127(1) of the Corporations Act 2001 (Cth) by:

....

Director Signature Director Signature

PETER KAIZ DEAN MURRAY COCKER

Director Full Name (print) Director Full Name

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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OWNER: FORCETT STREET PTY LTD

FOLIO REFERENCE: 188598/1000

GRANTEE: PART OF 244 ACRES GTD TO THOMAS GIBLIN & JOHN LORD

PLAN OF SURVEY

BY SURVEYOR:
M. M. STRATTON of PDA SURVEYORS, ENGINEERS & PLANNERS
6 FREEMAN STREET, KINGSTON

LOCATION:
TOWN OF SORELL

SCALE 1: 2000 | LENGTHS IN METRES | SURVEYORS REF 55067MS-1

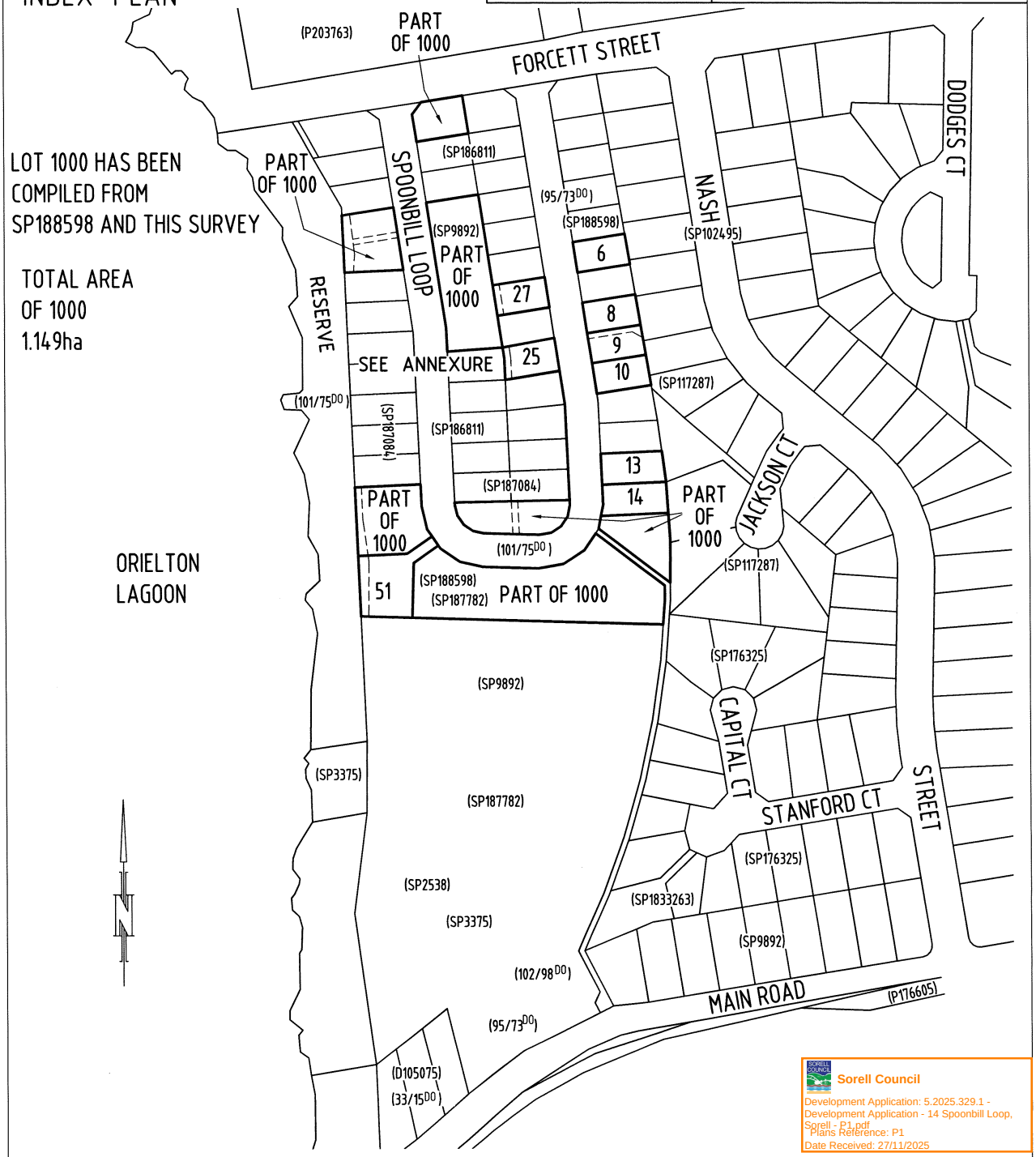
REGISTERED NUMBER
SP189521

~~APPROVED~~
EFFECTIVE FROM 12 NOV 2025
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN

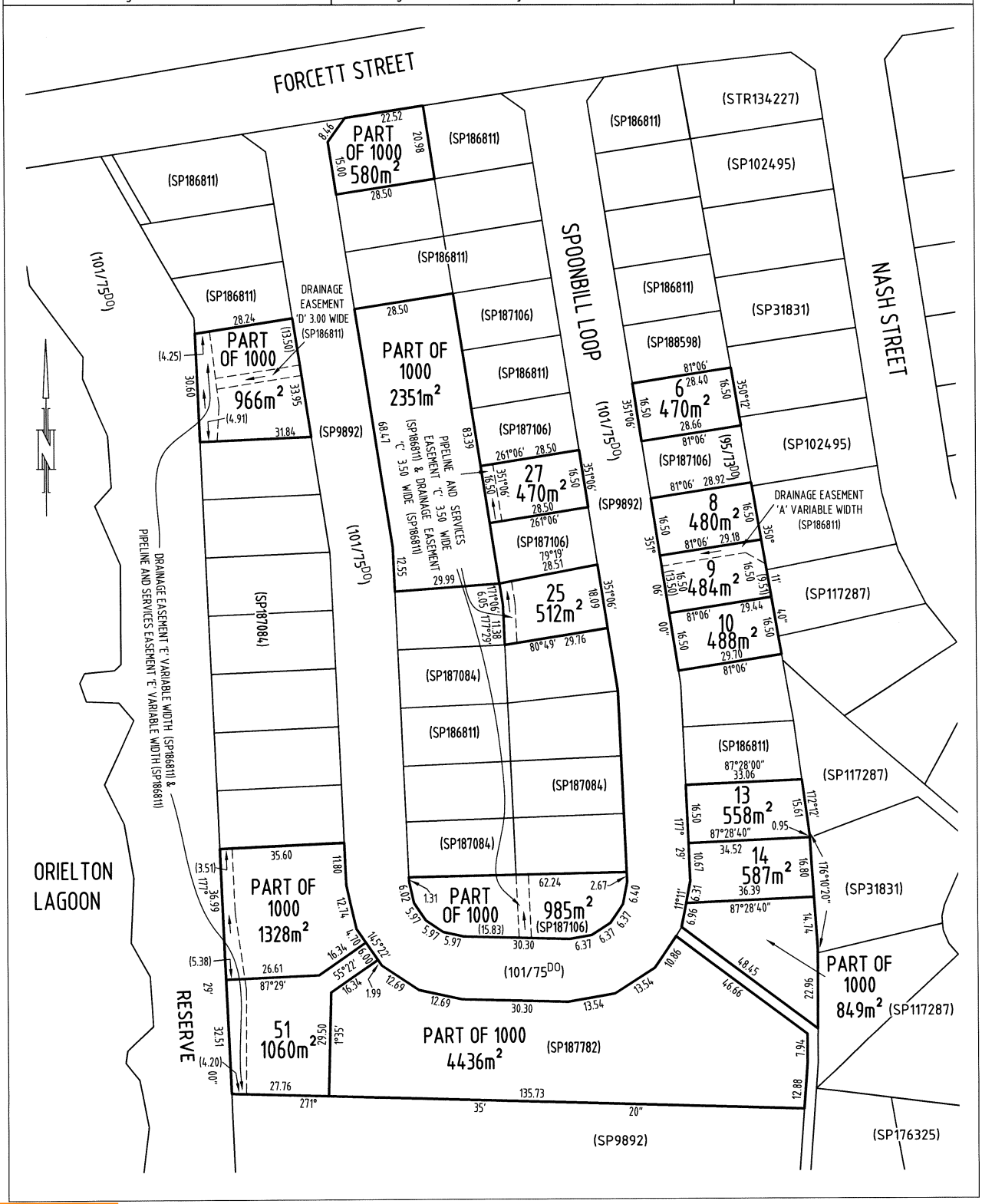


Sorell Council
Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

Registered Land Surveyor — 17/09/2025 Date

Council Delegate — 21.10.25 Date

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER: FORCETT STREET PTY LTD FOLIO REFERENCE: 188598/1000 SCALE 1:1000 LENGTH IN METRES SURVEYORS REF: 55067MS-1	Registered Number SP 189521
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 31.10.25 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 17/09/2025 Date	~~APPROVED~~ EFFECTIVE FROM 12 NOV 2025 Recorder of Titles



Prepared for

JAC Estates Pty Ltd

Spoonbill Loop Subdivision

Sorell

FLOOD HAZARD REPORT

FE_24028

09th May 2024

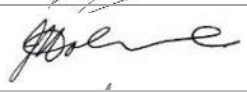
flussig ENGINEERS

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	*Client*	*Document Number*	*Project Manager*
Spoonbill Loop Subdivision, Sorell, Flood Hazard Report	**JAC Estate Pty Ltd**	FE_24028	Max W. Möller *Principal Hydraulic Engineer*

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		25/04/2024
Prepared by	Ash Perera ***Hydraulic Engineer***		25/04/2024
Prepared by	Christine Keane ***Senior Water Resources Analyst***		25/04/2024
GIS Mapping	Damon Heather ***GIS Specialist***		26/04/2024
Reviewed by	John Holmes ***Senior Engineer***		29/04/2024
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		07/05/2024
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		08/05/2024

Rev No.	Description	Prepared by	Authorised by	Date
00	Draft for client's review	MM	MM	09.05.2024
01	Final Issue	MM	MM	09.05.2024

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers has been commissioned by JAC Estates Pty Ltd to conduct a detailed Flood Hazard Report tailored to the Spoonbill Loop Subdivision project in Sorell, situated within the jurisdiction of the Sorell Council municipality.

The primary objective of this report is to meticulously assess the flood dynamics within the existing landscape post-development, particularly under the 1% Annual Exceedance Probability (AEP) compounded with climate change conditions. Additionally, it aims to ascertain the minimum required finished floor level permissible for any potential future dwellings located within lots affected by the flood extent within the potential building envelopes.

1.1 Development

The current subdivision development encompasses a total of 65 residential lots, collectively spanning an area of approximately 45,000 square meters positioned between Nash Street and the Orielton Lagoon in Sorell. Presently, each of the lots remains unoccupied.

1.2 Objectives and Scope

This report is to assess the existing development at Spoonbill Loop Subdivision. The objectives of this study are:

- Conduct an evaluation of the flood attributes of the site considering the combined 1% Annual Exceedance Probability (AEP) along with climate change (CC) scenarios.
- Furnish the findings pertaining to flooding concerning the current state of the subdivision development.
- Offer flood mitigation suggestions tailored for potential future development of individual lots, where deemed suitable. Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the existing development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for Spoonbill Loop Subdivision, Sorell is approximately 35 ha stretching from the Sorell School on Main Road to the east towards the subdivision site with an average slope of 1.5 %.

The land use of the catchment is General Residential and Community Purpose with the specific site being listed as General Residential.

Figure 1 below outlines the approximate contributing catchment for the site at Spoonbill Loop Subdivision, Sorell.

Figure 1. Contributing Catchment, Spoonbill Loop Subdivision, Sorell

2.2 Hydrology

The following Table 1 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 1. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
35	27/1	4.0/0.0	0.045	0.02	-0.285

Design Rainfall EventsFigure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10 minute storm temporal pattern 9 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.1 Climate Change

As per ARR 2019 Guidelines, for an increase in rainfall due to climate change at 2100, it is recommended the use of RCP 8.5. However, ARR 2019 recommends that this figure be used in lieu of more local data being available.

The base scenario of the Climate Futures Tasmania (2010) study was revised following the ARR 2019 Australasia Climate Change study (undertaken by the University of Tasmania), resulting in the original increase in rainfall being reduced to 14.6% in cooler climates (Southern Tasmania). Table 2 shows the ARR 8.5 increase of 16.3% that has been adopted by Sorell Council and therefore used within the model.

Table 2. Climate Change Increases

Catchment	CFT increase @ 2100	ARR 8.5 increase @ 2100
South East Tasmania	14.6%	16.3%

2.2.2 Calibration/Validation

This immediate catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and limited available past flood analysis undertaken to validate against the flows obtained in the model. A Regional Flood Frequency Estimation model (RFFE) has been used to calibrate our rain on grid rainfall estimation. The RFFE values are listed in Table 3 below.

Table 3. Regional Flood Frequency Estimation model (RFFE) v/s Flussig Result.

AEP (%)	Discharge (m^3/s)	Lower Confidence Limit (5%) (m^3/s)	Upper Confidence Limit (95%) (m^3/s)	Flussig Discharge (m^3/s)
50	0.140	0.0500	0.350	0.251
20	0.250	0.100	0.610	0.374
10	0.340	0.130	0.900	0.404
5	0.450	0.150	1.32	0.488
2	0.610	0.170	2.11	0.657
1	0.760	0.180	2.95	0.780

2.3 Hydraulics

2.3.1 Survey

The 2D surface model was taken from a combination of GreaterHobart-LiDAR2013-DEM-GRID-(Geoscience Australia) and the “As Constructed” 3D mesh TIN, to create a 1m and 0.1m cell size DEM. For the purposes of this report, 0.1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below in Figure 3.

Hydraulic structures are included as either 1D or 2D structures throughout the model, where 1D structures exists a 1D/2D link is provided to allow flow to transition to and from the 2D surface.

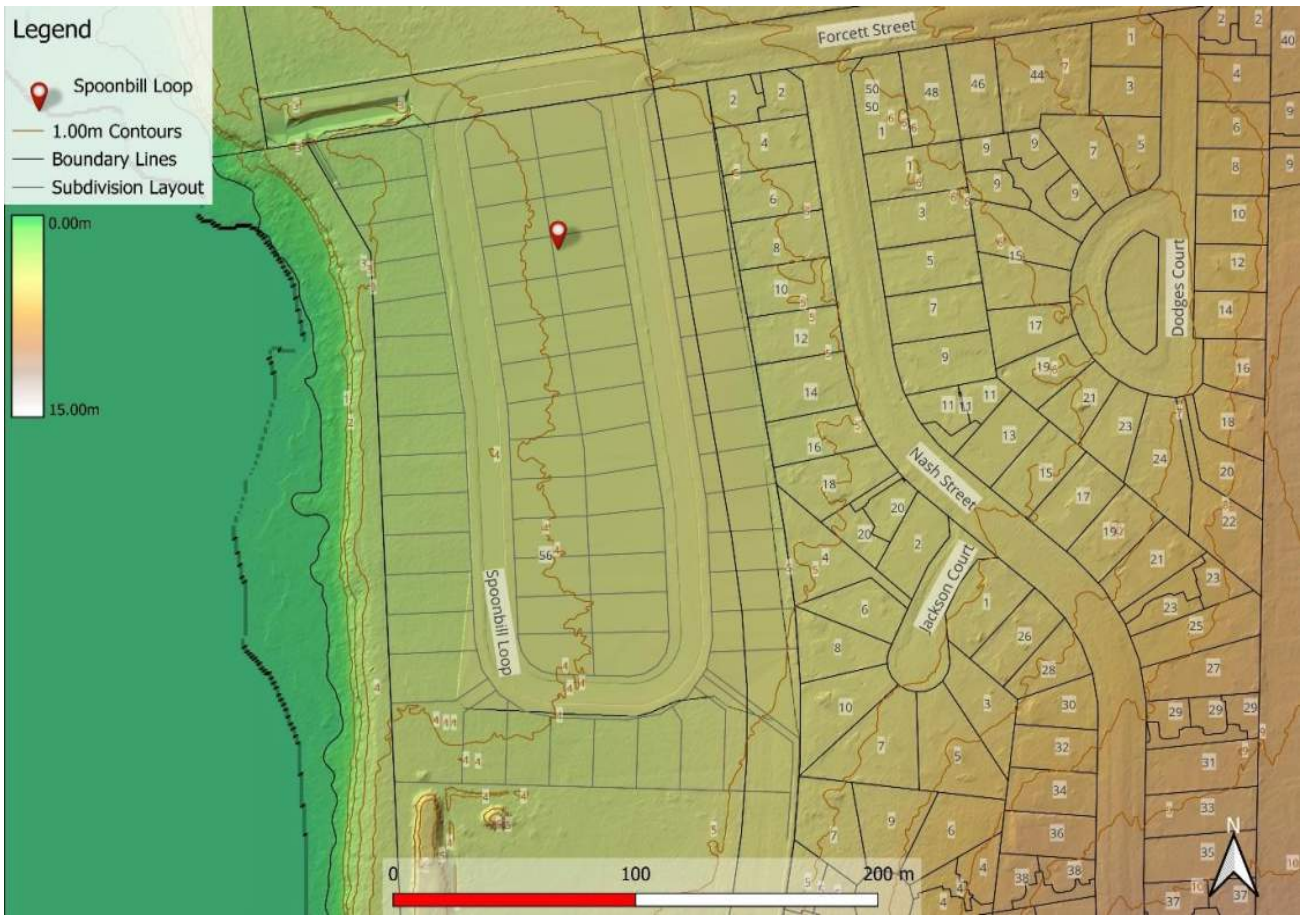


Figure 3. 1.0m and 0.1m Combined DEM (hill shade) of subdivision

2.3.2 Pipes and pits

Pipes and pits were modelled as 1D underground network within the catchment model included the outfall discharge at the treatment area and ultimate to the Orielton Lagune. Pipe and pit data was supplied by the client for inclusion in the model. Underground pipes were connected via 1D/2D connected pits. Pits adopted an inlet flow limitation based off a double grated pit depth/flow curve.

2.3.3 Key Stormwater Assets

Key infrastructure elements on the site consist of an established levee system, which has been incorporated into the model, utilises a modelled Digital Elevation Model (DEM) with the integration of the concrete trench in Infoworks ICM model. This encompasses both the existing and new underground pipe systems within its framework, ensuring comprehensive representation and analysis within the model's scope building.

2.3.4 Roads

Roads often form the basis for overland flow in high frequency events, however the kerb and channel are not always picked up by DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads being incorporated a z-line along the gutter to ensure the kerb invert is represent in the mesh.

In our Digital Elevation Model (DEM), a "z-line" refers to a line representing a constant elevation or contour line. These lines connect the existing kerb points of equal elevation on the terrain surface, with maximum of 100mm from invert to top of kerb, allowing for visualisation of the terrain's shape and elevation changes.

2.3.5 Roughness (Manning's n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning's values are listed in Table 4.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

2.3.6 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300mm above ground.

2.4 Development Runoff

An evaluation of stormwater runoff from the development site has been conducted using the existing subdivision development models. The objective is to ascertain the potential impact of the overland flow path at the Spoonbill Loop Subdivision in Sorell. It is imperative that the existing development does not adversely affect this flow path, in accordance with established guidelines.

3. Model Results

The results obtained from running the 1% AEP (Annual Exceedance Probability) combined with climate change (CC) simulations were applied to the existing subdivision development model scenario. Through an examination of the model runs (refer to Figure 4), it becomes evident that a shallow overland flood path originates from the eastern boundary behind Nash Street, with maximum flood depths reaching 0.15 meters observed at Lot 8 and Lot 9. The variability in maximum flood depths is notable within the lots, ranging from 0.03 meters to 0.15 meters within the confines of the existing subdivision development.

The influence of the current underground stormwater system on the flood extent is significant, notably mitigating much of the overland flood path. However, minor stormwater surcharges are observed in some locations across the lot, particularly around the inlet and outlet of the new concrete trench positioned between Lots 8 and 9.

Notably, the lots affected by the flood extent fall within the lower hazard category. They can feasibly be developed with the implementation of minor mitigation measures, ranging from elevated pad or floor levels to the incorporation of small open drains along lot boundaries.

Figure 4 solely depicts the maximum flood extent across the entire subdivision. The dewatering process for the displayed overland flow areas is anticipated to occur swiftly, facilitated by the absence of significant barriers or impediments hindering the ingress of flow forces into the underground pipe system. Ultimately, these flow forces discharge into the nearby Orielton Lagoon without obstruction.

Figure 4. Pre-Development 1% AEP + CC Depth.

3.1 Displacement of Overland Flow on Third Party Property

The current subdivision development analysis reveals that there's no escalation in flood depths affecting neighbouring properties of the development lot. Instead, the overland flow persists towards its natural path. However, this specific subdivision is already impacted by this overland flood path and doesn't add to any heightened flood risk. Consequently, it's safe to conclude that the development doesn't measurably impact third-party properties.

3.2 Development Effects on Flooding

The current subdivision development lies within the natural overland flow path. Yet, with the suggested mitigation strategies, the upcoming dwellings within the impacted lots would pose no negative impact on flooding during a 1% AEP storm event, both within the lot and its surroundings. Velocities and depths in the existing subdivision development scenario fall within the lowest hazard category. Consequently, the post-development models indicate no elevation in risk rating for surrounding properties or infrastructure, nor will it provide an opportunity for development that could result in unacceptable flood risk.

3.3 Future New Habitable Buildings

In order to satisfy the performance standards, set by Building Regulations S.54, any new habitable building construction necessitates a habitable floor level exceeding 300 mm above the flood level of greater than 1% AEP (Annual Exceedance Probability) plus Climate Change (CC) considerations. This regulation applies to the new development at Spoonbill Loop Subdivision, Sorell, as detailed in Table 5. (The requirement for floor level elevation above 1% AEP + CC flood level + 300mm does not extend to non-habitable areas). Below is a summary of the lots affected by flooding extent, potentially falling within the future building footprint.

Table 5. Habitable Floor Construction Levels

Spoonbill Loop Subdivision	1% AEP +CC flood depth (m)	1% AEP + CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Lot 8	0.15	4.80	5.10
Lot 9	0.15	4.81	5.11
Lot 25	0.05	4.89	5.19
Lot 26	0.05	4.88	5.18
Lot 36	0.03	4.32	4.62
Lot 40	0.05	4.42	4.72
Lot 41	0.05	4.48	4.78
Lot 48	0.03	4.08	4.38
Lot 49	0.03	4.05	4.35
Lot 50	0.03	4.05	4.35
Lot 51	0.03	4.01	4.31
Lot 52	0.03	3.96	4.26
Lot 61	0.03	3.30	3.60
Lot 62	0.03	3.24	3.54
Lot 63	0.03	3.20	3.50

As indicated previously, the finished floor level must exceed by at least 300 mm to comply with Building Regulations S.54. If a new pad level is proposed for future dwellings, there should be a minimum vertical height disparity between the pad level plus flood depth and the FFL.

4. Flood Hazard

Under existing conditions the development, the potential locations of the future building in some of the lots are subject to be inundated from 0.03 m to 0.15 m flood depth and 0.13 m/s to 0.42 m/s velocities. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for people, vehicles and buildings* as shown in Appendix A – Hazard maps.

The existing subdivision development scenario sees the most significant flood depths at the eastern boundary of Lot 8 and Lot 9, which has no effect on the hazard rating that remains within the lowest hazard band of H1 for the lot.

As this study does not extend to the public access roads we cannot comment on the accessibility to the site, only within the site. Therefore, this report would advise that residents and visitors remain inside in the event of a flood unless instructed by emergency services.

A summary of the hazard ratings is shown in Figure 5.

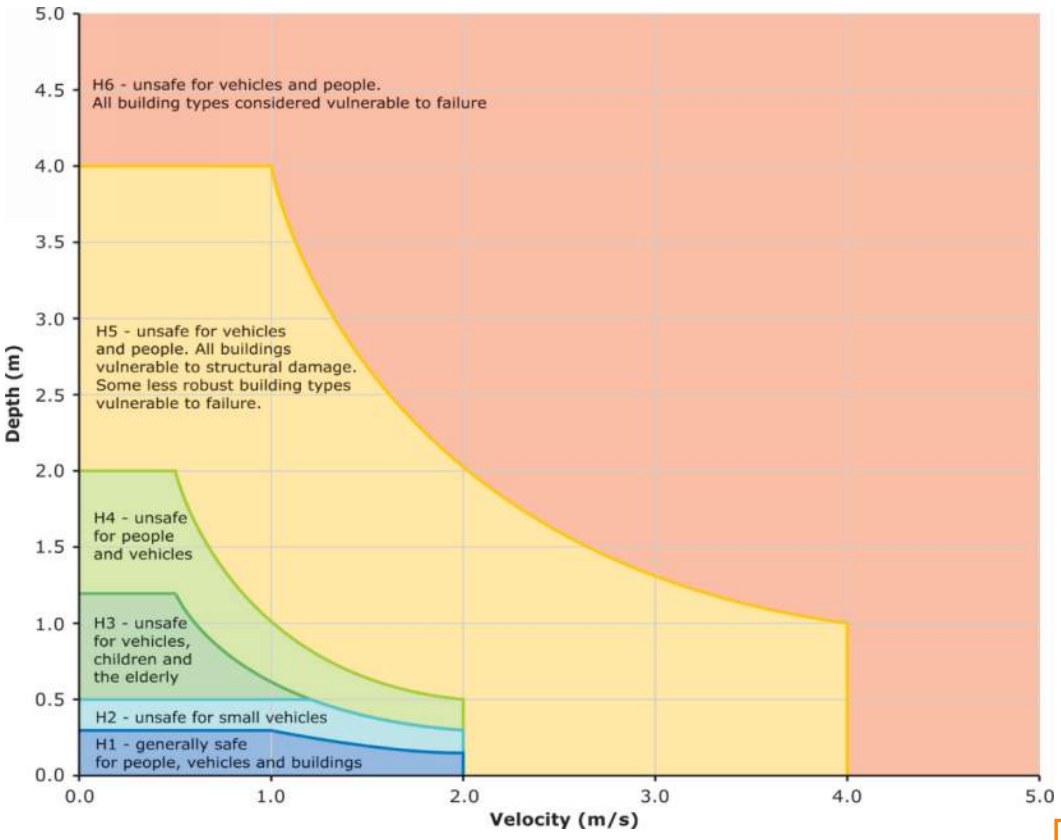


Figure 5. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at Spoonbill Loop Subdivision, Sorell is susceptible to a shallow, slow-moving flood plain flow, with the majority of the immediate surrounding region classified low (H1) hazard rating in the 1% AEP + climate change event.

Even at minor velocity and depths during a storm event, erosion and debris movement nevertheless pose a threat. It is recommended that all structures undertake a hydrostatic/hydrodynamic analysis to ensure suitability. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2022), can achieve a tolerable risk of flooding over its asset life.

5. Conclusion

The Flood Hazard Report for Spoonbill Loop Subdivision, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. The existing subdivision development peak flows for the 1% AEP at 2100 were undertaken to analyse the impact of flooding in the future individual lot development.
2. Building Regulations S.54 requires a habitable floor level of no less than the levels outlined in Table 5.
3. Flood depths range between 0.03 m to 0.15 m affecting the potential building envelopes of fifteen lots in the existing subdivision.
4. Velocity ranges between of 0.13 m/s to 0.42m/s in the riverine flood scenarios.
5. Hazard classification within the subdivision remains at the majority of H1, including on neighbouring properties.

6. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure future development meets the Inundation Code:

1. Future dwelling affected by the flood extent, to have a minimum floor level as per Table 5 or higher.
2. A minimum of 2% grade to be maintained between all entrances from the dwelling to the natural ground level.
3. Building pads, if any, must be constructed to fall away at a minimum grade of 2% away from the habitable building and have adequate stormwater drainage within the pad extents.
4. Proposed structures, located in the inundation areas, are to be designed and constructed with flood tolerable materials that are deemed flood resistant and they can endure direct exposure to floodwaters.
5. Future proposed structures within the flood extent, not depicted in this report, must adhere to the recommendations outlined herein.

According to the local Council authority's regulations, the current development complies with the acceptable solutions and performance criteria outlined in the Tasmanian Planning Scheme 2021.

7. Limitations

Flüssig Engineers were engaged by **JAC Estates Pty Ltd**, for the purpose of a site-specific Flood Hazard Report for Spoonbill Loop Subdivision, Sorell. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this Flood Hazard Report.

8. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J. & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report.
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.

Appendices

Appendix A Flood Study Maps

EXISTING CONDITIONS 1% AEP + CC @2100

Legend

- Spoonbill Loop
- Spoonbill Area
- 1.00m Contours
- Boundary Lines
- Subdivision Layout

Existing Conditions
1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

0 30 60 m
meters

N

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116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

EXISTING CONDITIONS 1% AEP + CC @2100

Legend

- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

Existing Conditions
1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

Sorell Council

Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

0 30 60 m
meters

N

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EXISTING CONDITIONS 1% AEP + CC @2100

Legend

- Spoonbill Loop
- Spoonbill Area
- Boundary Lines
- Subdivision Layout

Existing Conditions
1% AEP + CC @2100

Hazard
- H1
- H2
- H3
- H4
- H5
- H6

Sorell Council
Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

0 30 60 m
meters

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GEO-Environmental Solutions

29 Kirksway Place, Battery Point

Tasmania 7004

Phone: 03 62231839

30 October 2025

Natural Values Assessment – Waterway and Coastal Protection Area

Project area – Lot 27 Spoonbill Loop Sorell TAS 7171

PID: 9555804

C/T: 188598/1000

The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme – Sorell Council.

The proposal is for a residential dwelling on the above address. The proposed site is in close proximity to the shore of the Orielton Lagoon and therefore triggers Code C7.0 of the Tasmania Planning Scheme – Sorell which requires compliance with the standards outlined at C7.6.1 for Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream or nearby.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.
(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse

(f) the need to maintain fish passage, where known to exist;	The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is a vacant land lot which doesn't have any existing facilities on site.
(i) minimising cut and fill;	The proposed development should utilise only minimal cut and fill, limited to what is necessary to achieve a stable building platform and safe access. Earthworks should be designed to follow the natural landform as much as practicable, thereby reducing disturbance to the site, maintaining natural drainage patterns, and minimising potential impacts on surrounding land and vegetation.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed development should consist of a predominantly rectangular-shaped lot, where the proposed building should be strategically positioned at the middle of the site. This placement allows for efficient site development, minimizing the need for unnecessary excavations, while ensuring convenient access from Spoonbill Loop.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	The site is located within a Future Coastal Refugia Area in an approved subdivision area.

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	No new stormwater discharge points are proposed to watercourse, wetland or lake. The proposed dwelling will be connected to an existing stormwater and sewage line outlets of the north portion of the site.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

damien@doningtonauctions.com.au

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 28/10/2025). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Sorell Council.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed development and that any future development that is facilitated by the proposed development is unlikely to lead to unnecessary or unacceptable impacts on natural values.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Environmental and Engineering Soil Scientist

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:
Requested For: Lot 27 Spoonbill Loop, Sorell
Report Type: Summary Report
Timestamp: 09:24:59 PM Tuesday 28 October 2025

Threatened Flora: buffers Min: 500m Max: 5000m
Threatened Fauna: buffers Min: 500m Max: 5000m
Raptors: buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m
Priority Weeds: buffers Min: 500m Max: 5000m
Geoconservation: buffer 1000m
Acid Sulfate Soils: buffer 1000m
TASVEG: buffer 1000m
Threatened Communities: buffer 1000m
Fire History: buffer 1000m
Tasmanian Reserve Estate: buffer 1000m
Biosecurity Risks: buffer 1000m

The centroid for this query GDA94: **545249.0, 5262505.0** falls within:

Property: 9555804

Front cover of NVA report (full report available on request).

Appendix 2. Tasmanian Planning Scheme Overlays

AS2870:2011 SITE ASSESSMENT

Lot 27 Spoonbill Loop

Sorell

October 2025

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	SJM Property Developments (Aus) Pty Ltd
Site Address:	Lot 27 Spoonbill Loop, Sorell
Date of Inspection:	15/10/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	TBA
Title Area:	TBA
Applicable Planning Overlays:	Flood-prone Areas, Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 400mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-1.00	0.00-1.00	CH	**Silty CLAY**: high plasticity, grey, brown, slightly moist, firm to stiff
1.00-2.10	1.00-2.00+	CH	**Silty CLAY**: high plasticity, yellow, brown, slightly moist, stiff,
2.10-3.00+		CH	**Silty CLAY**: trace of gravel, high plasticity, yellow, brown, slightly moist, stiff, no refusal

Site Notes

Soils on the site are developing from Tertiary basalt, the clay fraction is likely to show significant ground surface movement with moisture fluctuations.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class P

y_s range: **75-85mm**

Notes: due to low bearing capacity of the underlying soil

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification: N3

Region:	A
Terrain Category:	1.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Construction Notes & Recommendations

The site has been classified as **Class P** - see 'Site Classification' above.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the foundation conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	**0mm**
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	**0 – 20mm**
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	**20 – 40mm**
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	**40 – 60mm**
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	**60 – 75mm**
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	**>75mm**

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

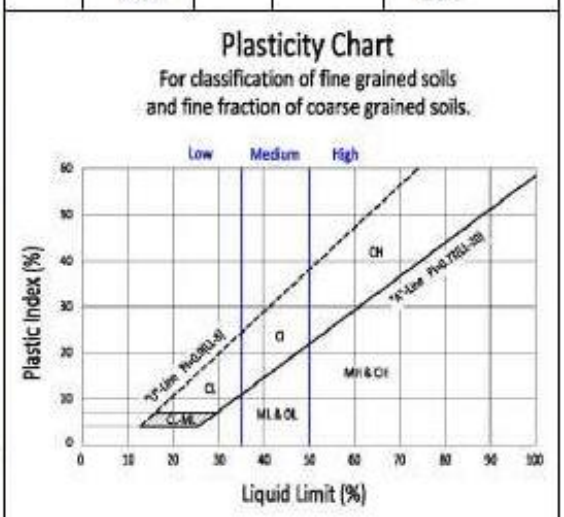
NON COHSIVE – SAND & GRAVEL		
Consistency Description	**Field Test**	**Dynamic Cone Penetrometer blows/100 mm**
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	**Field Test**	**Indicative undrained shear strength** **kPa**
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 medium 6 fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 medium 0.2 fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'				
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

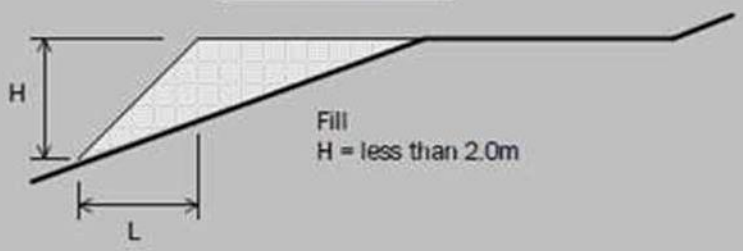
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

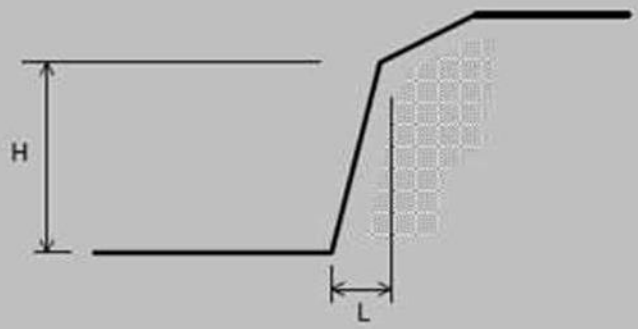
1.5 Batter Angles for Embankments *(Guide Only)*

Note : Retaining walls or other form of soil retaining methods must be adopted where the slope ratio is greater than that indicated in the table below :-

FILL EMBANKMENTS



CUT EMBANKMENTS



MATERIAL TYPE (refer soils report)		EMBANKMENT SLOPES (Height : Length)	
		Compacted Fill	Cutting
Stable Rock (A*)		2 : 3	6 : 1
Sand (A*)		1 : 2	2 : 3
Silt (P*)		1 : 4	1 : 4
Clay	Firm Clay	1 : 2	1 : 1
	Soft Clay	Not Suitable	2 : 3
Soft Soils (P*)		Not Suitable	Not Suitable

Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

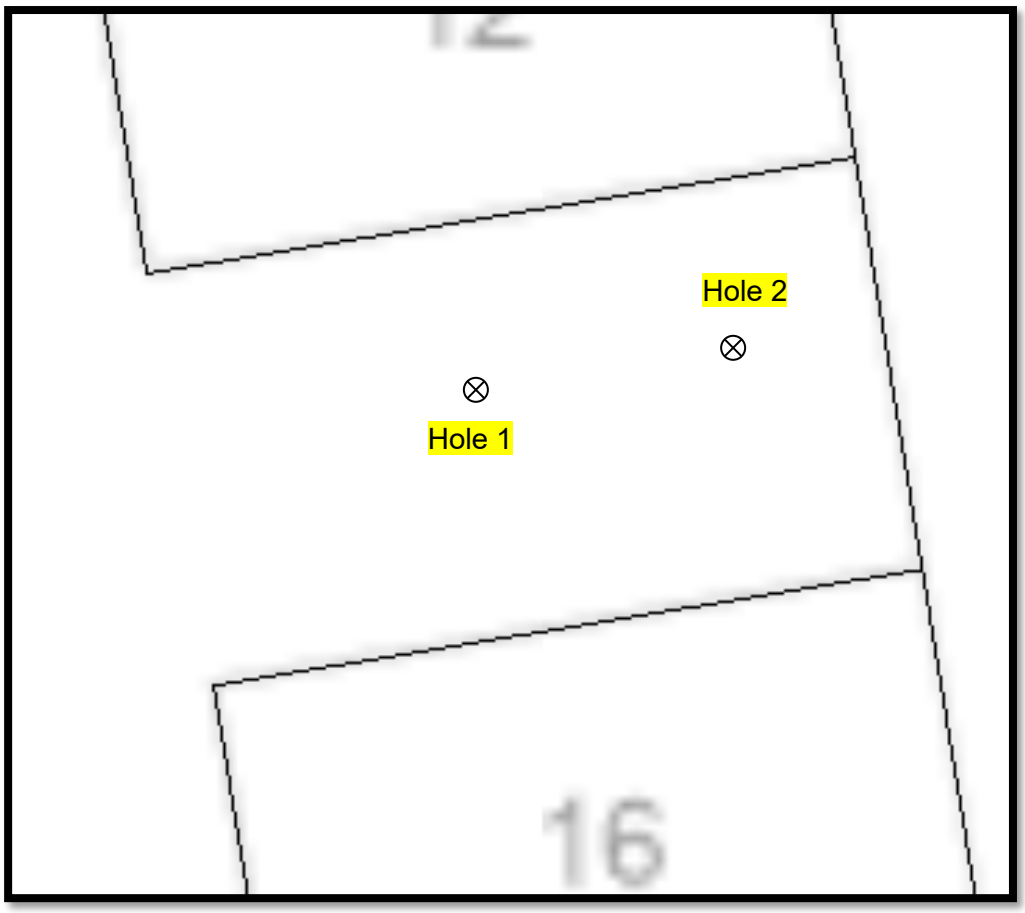
This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Site Plan



APPENDIX 1 - DCP Results Table

Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio
(ref: Australian Standard AS 1289.6.3.2 - 1997)

DCP Location BH1

Depth (mm)	DCP (Blows/100mm)	DCP (mm/Blow)	DCP Resistance (mPa)	Allowable Bearing Capacity (kPa)	CBR (Rounded Up)
0-100	5	20.0	1.6	174	10
100-200	7	14.3	2.2	243	15
200-300	7	14.3	2.2	243	15
300-400	5	20.0	1.6	174	10
400-500	5	20.0	1.6	174	10
500-600	4	25.0	1.3	139	8
600-700	3	33.3	0.9	104	6
700-800	3	33.3	0.9	104	6
800-900	2	50.0	0.6	69	4
900-1000	3	33.3	0.9	104	6
1000-1100	3	33.3	0.9	104	6
1100-1200	3	33.3	0.9	104	6
1200-1300	2	50.0	0.6	69	4
1300-1400	3	33.3	0.9	104	6
1400-1500	3	33.3	0.9	104	6
1500-1600	3	33.3	0.9	104	6
1600-1700	3	33.3	0.9	104	6
1700-1800	2	50.0	0.6	69	4
1800-1900	3	33.3	0.9	104	6
1900-2000	3	33.3	0.9	104	6
2000-2100	5	20.0	1.6	174	10
2100-2200	5	20.0	1.6	174	10
2200-2300	5	20.0	1.6	174	10
2300-2400	7	14.3	2.2	243	15
2400-2500	7	14.3	2.2	243	15

Appendix 2 – Site Photos

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: SJM Property Developments (Aus) Pty Ltd *Owner /Agent*

1/37 Ascot Drive *Address*

Huntingfield 7055 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Phone No: 03 6223 1839

Battery Point 7004

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot 27 Spoonbill Loop

Lot No:

Sorell 7172

Certificate of title No: TBA

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: *(what it is that is being certified)*

Site Classification consistent with AS2870-2011.

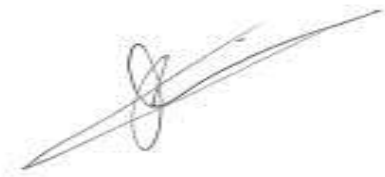
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J12284

Date: 22/10/2025

SJM property developments

homepay

OWNER'S CONSENT

SITE ADDRESS
Lot 27, Spoonbill Loop, Sorell

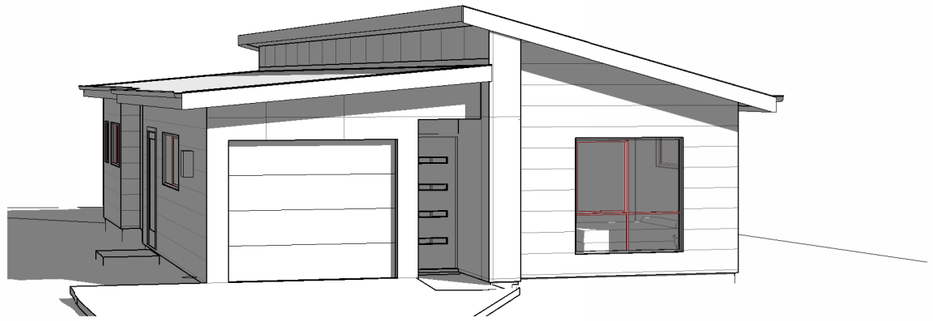
I/we own the Site and consent to SJM Property Developments Pty Ltd submitting applications related to the site Preliminary Work on my/our behalf.

NAME	Danka Lukic	NAME	JACK Rojalin
SIGNATURE		SIGNATURE	
DATE	21/09/2025	DATE	21/09/2025

PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP, SORELL

D. LUKIC & J. ROJAHN

PD25393



BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	LIVABLE HOUSING DESIGN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PLUMBING PLAN
11	FLOOR FINISHES PLAN
12	ELECTRICAL/REFLECTED CEILING PLAN
13	PERSPECTIVES

FLOOR AREA	121.12	m2	(13.04 SQUARES)
GARAGE AREA	22.20	m2	(2.39 SQUARES)
TOTAL AREA	143.31		15.43

SJM property developments

NOTE: DOCUMENTATION READ IN CONJUNCTION WITH FLOOD REPORT BY FLUSSIG ENGINEERS, JOB NO: FE_24028

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 27/189521
SITE AREA: 470 +/- m^2
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: P
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: HIGH
BAL RATING: N/A
OTHER KNOWN HAZARDS: PRIORITY VEGETATION AREA, WATERWAY AND COASTAL PROTECTION AREA, MEDIUM COASTAL EROSION HAZARD BAND, AIRPORT OBSTACLE LIMITATION AREA, FLOOD-PRONE AREAS

Prime Design
your build, your way
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H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+ 03 6228 4575
info@ primedesigntas.com.au
primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

NOVEMBER 2025

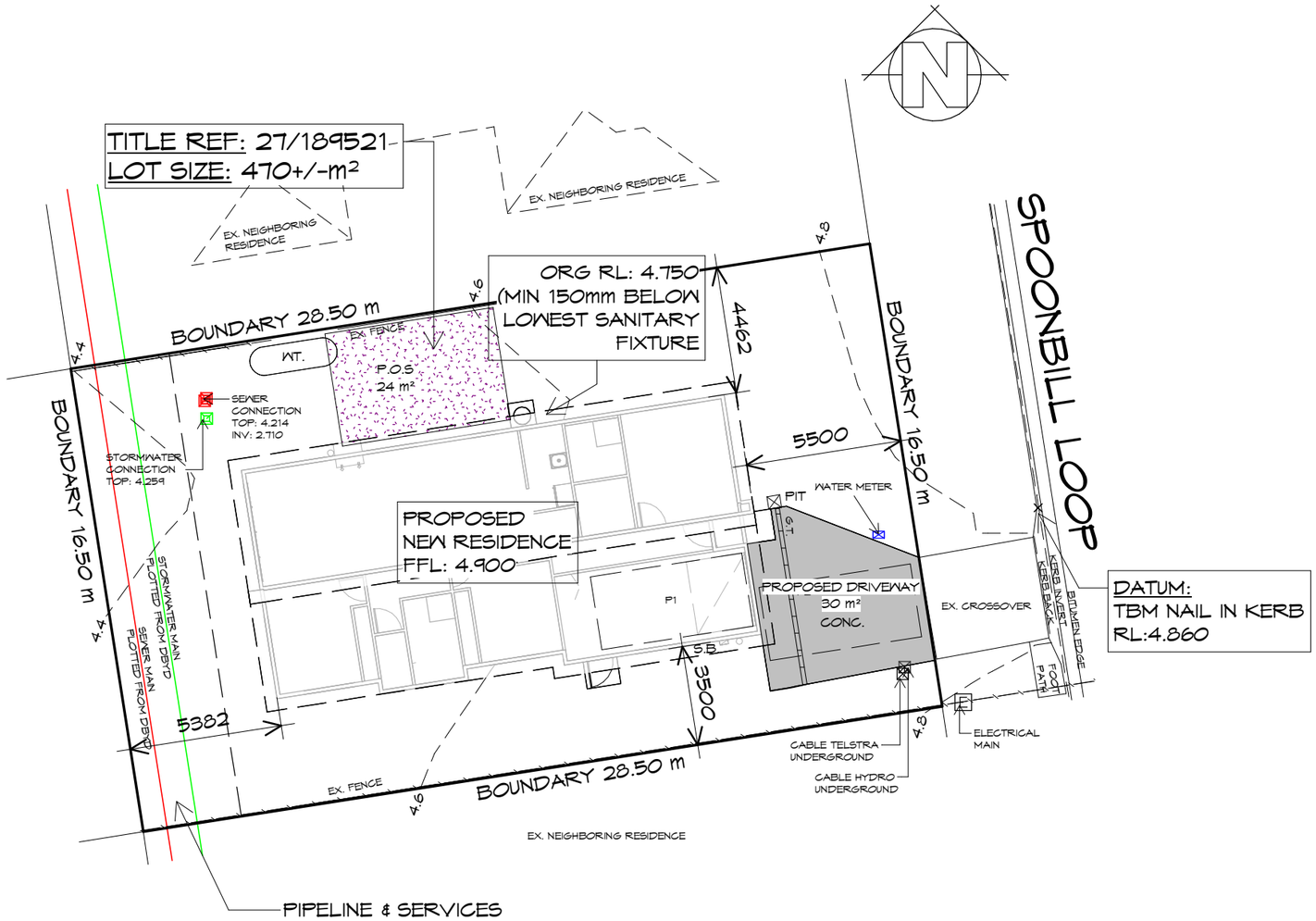
PLANNING

COASTAL ENVIRONMENTS (C.E.)

ALL FIXTURES, FITTINGS AND FIXINGS TO BE SUITABLE FOR COASTAL ENVIRONMENT WITHIN 1klm OF 'BREAKING SURF'. INCLUDES BRICK TIES TO BRICK WALLS AND SUB-FLOORS.
ALL CONCRETE TO BE MIN 32MPA.

CONSTRUCTION OF BUILDING TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUME 2 & THE ABCB HOUSING PROVISIONS REQUIREMENTS FOR COASTAL BUILDING.

LOT SIZE AND BOUNDARIES TO BE CONFIRM WITH TITLE



SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.

SURVEYORS DETAILS
- WHILE ALL REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES WHICH WERE NOT LOCATED DURING THE FIELD SURVEY.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY EXISTING TITLE DIMENSIONS AN OCCUPATION (WHERE AVAILABLE) ONLY AND NOT BY FIELD SURVEY, AND AS A RESULT ARE CONSIDERED APPROXIMATE ONLY. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY. OR TO PRESCRIBED SET-BACKS, WITHOUT FURTHER SURVEY.
- PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THIS SITE, A FULL SITE INSPECTION SHOULD BE COMPLETED BY THE RELEVANT ENGINEERS. ALL SURVEY DATA IS 3D. THE LEVEL (Z-VALUE) OF ANY SPECIFIC FEATURE CAN BE INTERROGATED WITH A SUITABLE CAD PACKAGE. SPOT HEIGHTS OF ALL FEATURES, INCLUDING PIPE INVERTS, ARE INCLUDED IN THE MODEL SPACE BUT ARE NOT DISPLAYED ON THE PDF. SPOT HEIGHTS ARE ORGANISED INTO APPROPRIATE LAYERS, AND CAN BE DISPLAYED AS REQUIRED.
- DATUM - VERTICAL : AHD PER SPM5074 WITH REPUTED AHD LEVEL OF 2.778 FROM SURCOM
- DATE OF SURVEY : 15/10/2025

Sorell Council
Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

SJM property developments

REV. DATE DESCRIPTION

Client name:
D. LUKIC & J. ROJAHN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP, SORELL

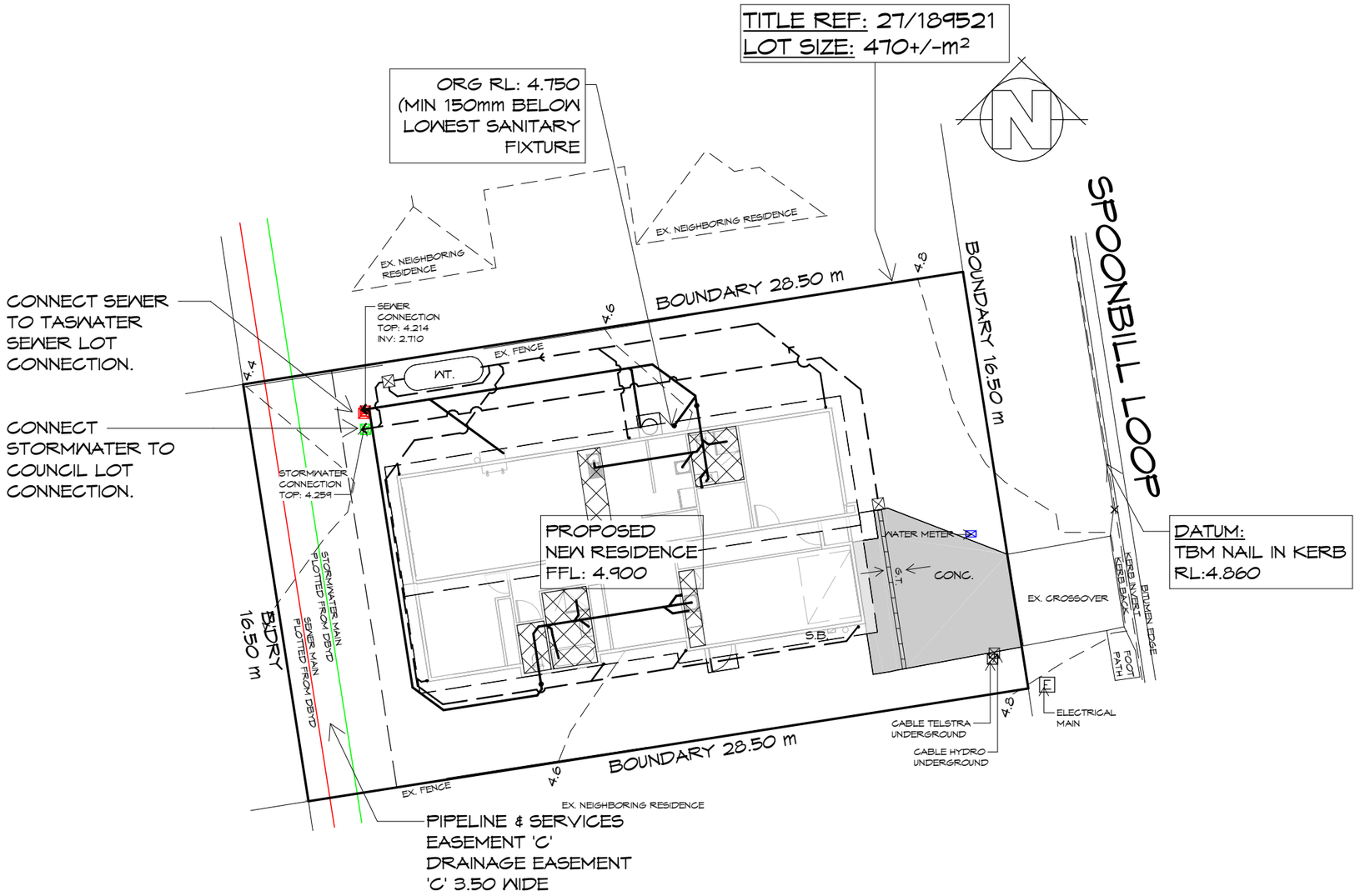
Drawing:
SITE PLAN

Prime Design
L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah,7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD25393 - 01	1 : 200	01

Accredited building practitioner: Frank Geskus -No CC246A

LOT SIZE AND BOUNDARIES
TO BE CONFIRM WITH TITLE



DATUM:
TBM NAIL IN KERB
RL:4.860

LEGEND

PIT ⊠	450X 450 SURFACE DRAINAGE PIT
⊠	WET AREAS
——	SEWER LINE
— —	STORMWATER LINE
G.T.	150W GRATED TRENCH
W.T.	2500L SLIMLINE WATER TANK TO COMPLY WITH RESTRICTIVE COVENANT. C/W 25mm ORIFICE @1000L LEVEL

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS:	ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
ORGS:	OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
S/W:	STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
VENTS:	DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

NOTE:
ALL DOWNPIPES TO BE CONNECTED TO ONSITE RAINWATER TANK VIA CHARGED SYSTEM.
TANK AND PIPEWORK INSTALLATION TO COMPLY WITH AS3500.3 & CBOS DIRECTOR GUIDELINES FOR WATER TANKS.

NOTE:
ALL ROOF RUNOFF TO BE COLLECTED IN WATER TANK. OVERFLOW TO STORMWATER LOT CONNECTION.

SITE DRAINAGE PLAN

1 : 200

Sorell Council
Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

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info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV. DATE DESCRIPTION

Client name:
D. LUKIC & J. ROJAHN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP,
SORELL

Drawing:
SITE DRAINAGE PLAN

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD25393 - 02	As indicated	01

Accredited building practitioner: Frank Geskus -No CC246A

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.
RESIDENCE **IS** OVER **100m** FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

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SJM property developments

REV.	DATE	DESCRIPTION

Client name: D. LUKIC & J. ROJAHN

PLANNING

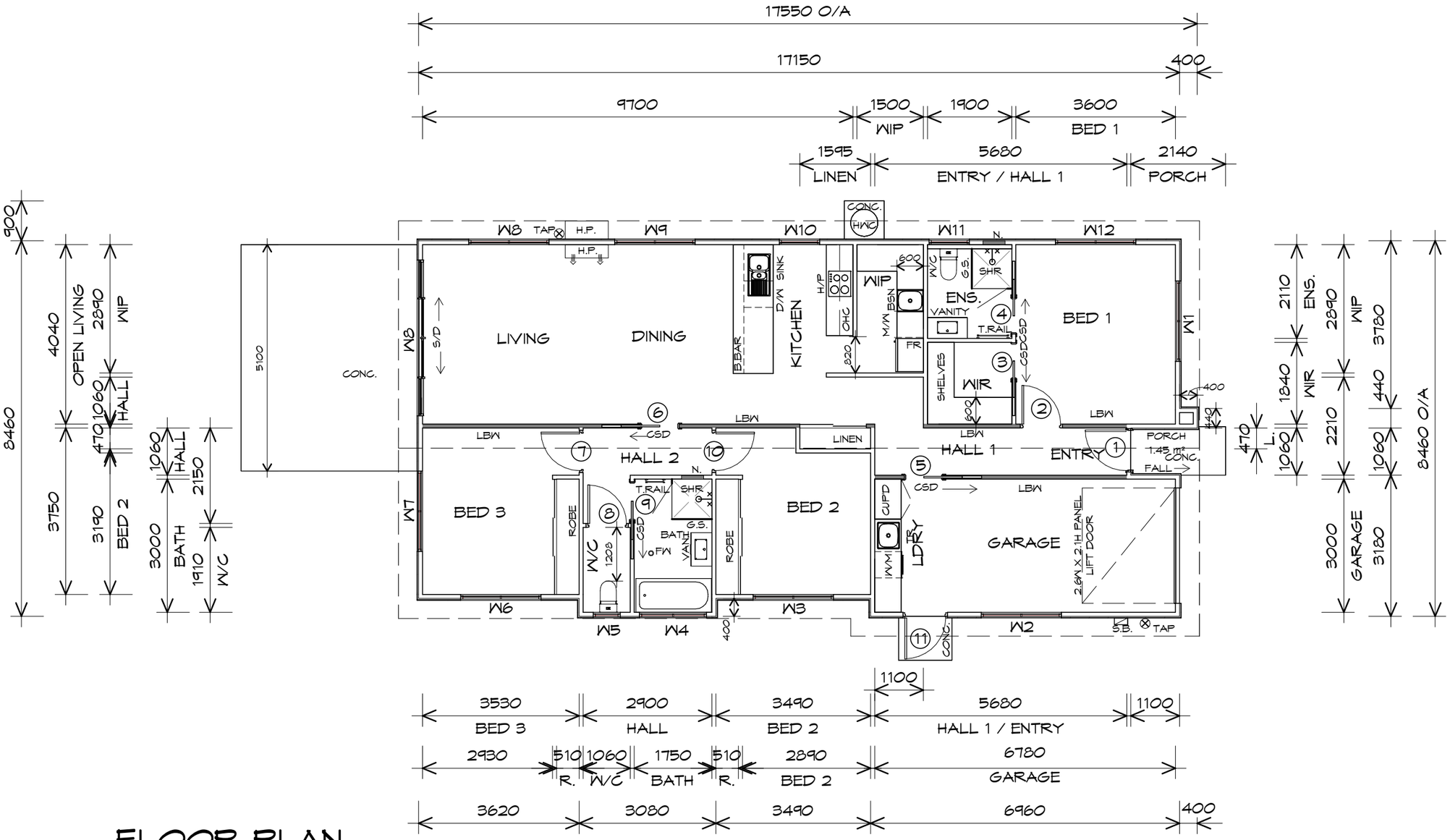
NOTE: DO NOT SCALE OFF DRAWINGS

Project: PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP,
SORELL

Drawing: LOCALITY PLAN

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	**Scale:**	**Revision:**
PD25393 - 03	1 : 2000	01

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- N. 300x600 SHR NICHE
- LBW LOAD BEARING WALL, REFER TO ENGINEERS DRAWINGS
- OHC OVERHEAD CUPBOARDS

FLOOR PLAN

1 : 100

FLOOR AREA	121.12	m2	(13.04 SQUARES)
GARAGE AREA	22.20	m2	(2.39 SQUARES)
TOTAL AREA	143.31		15.43

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

NOTE:
DIMENSIONS DO NOT INCLUDE CLADDING

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Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV.	DATE	DESCRIPTION

Client name:
D. LUKIC & J. ROJAHN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP,
SORELL

Drawing:
FLOOR PLAN

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD25393 - 04	1 : 100	01

Accredited building practitioner: Frank Geskus -No CC246A

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	TIMBER ENTRY DOOR	TO COMPLY LHDS. REFER PLAN
2	870	INTERNAL TIMBER DOOR	
3	820	CAVITY SLIDING DOOR	
4	820	CAVITY SLIDING DOOR	
5	870	CAVITY SLIDING DOOR	
6	870	CAVITY SLIDING DOOR	
7	870	INTERNAL TIMBER DOOR	
8	870	INTERNAL TIMBER DOOR	C/W LIFT-OFF HINGES
9	870	CAVITY SLIDING DOOR	
10	870	INTERNAL TIMBER DOOR	
11	920	GLAZED EXTERNAL DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	900	1810	AWNING WINDOW	
W3	1200	1810	AWNING WINDOW	
W4	900	1510	AWNING WINDOW	OPAQUE
W5	900	610	AWNING WINDOW	OPAQUE
W6	600	1810	AWNING WINDOW	
W7	1200	1810	AWNING WINDOW	
W8	1800	1810	AWNING WINDOW	
W8	2100	3510	DOUBLE SLIDING DOOR	
W9	1800	1810	AWNING WINDOW	
W10	1800	910	AWNING WINDOW	
W11	900	910	AWNING WINDOW	OPAQUE
W12	600	1810	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

Sorell Council
Development Application: 5.2025.329.1 - Development Application - 14 Spoonbill Loop, Sorell - P1.pdf
Plans Reference: P1
Date Received: 27/11/2025

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info@primedesigntas.com.au primedesigntas.com.au
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

SJM property developments

REV. DATE DESCRIPTION

Client name:
D. LUKIC & J. ROJAHN

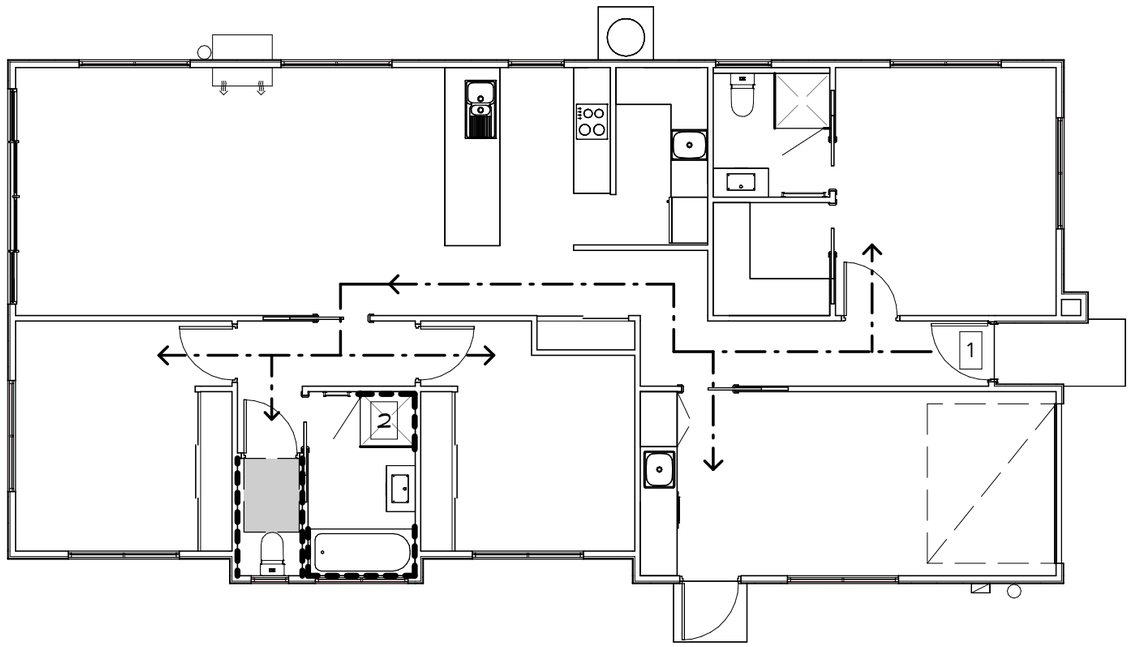
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP,
SORELL

Drawing:
DOOR AND WINDOW SCHEDULES

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD25393 - 05		01

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- 1 — 820 CLEAR OPENING WIDTH TO MAIN POINT OF ENTRY
- 2 — CURBLESS SHOWER
- 1000 CLEAR CIRCULATION PATHWAY
- LINE WALL WITH MIN 12mm PLYWOOD BEHIND PLASTER
- 1200x900 W/C CIRCULATION CLEAR OF DOOR SWING

LHDS PLAN

1 : 100

TO COMPLY WITH ABCB HOUSING PROVISIONS PART H8 & ABCB STANDARD FOR LIVABLE HOUSING DESIGN:

- PART 2.1
- PART 4, AND 3
- PART 5, AND:
- PART 6.

IN ACCORDANCE WITH CBOS DIRECTORS DETERMINATION 2024

Sorell Council
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Plans Reference: P1
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SJM property developments

REV. DATE DESCRIPTION

Client name:
D. LUKIC & J. ROJAHN

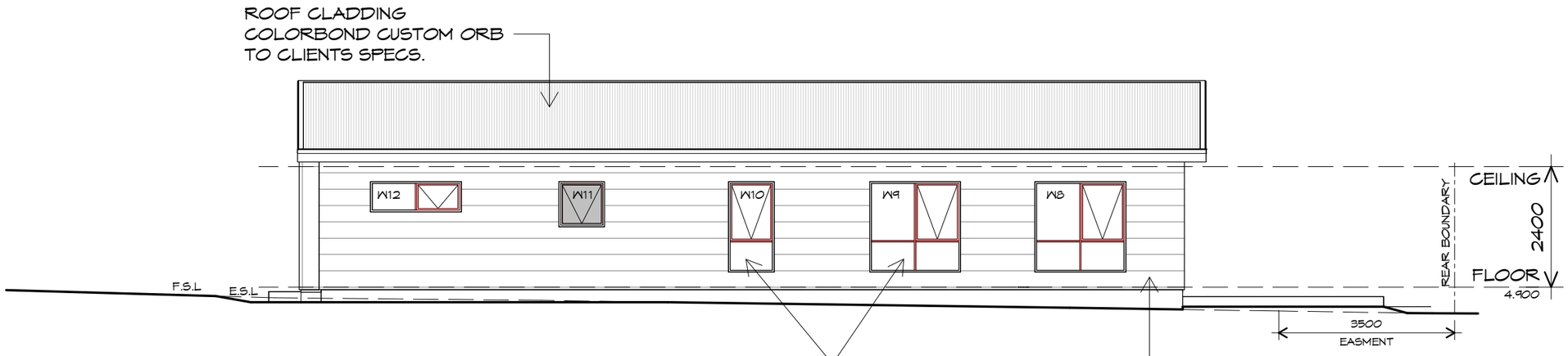
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP, SORELL

Drawing:
LIVABLE HOUSING DESIGN

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD25393 - 06	1 : 100	01

Accredited building practitioner: Frank Geskus -No CC246A



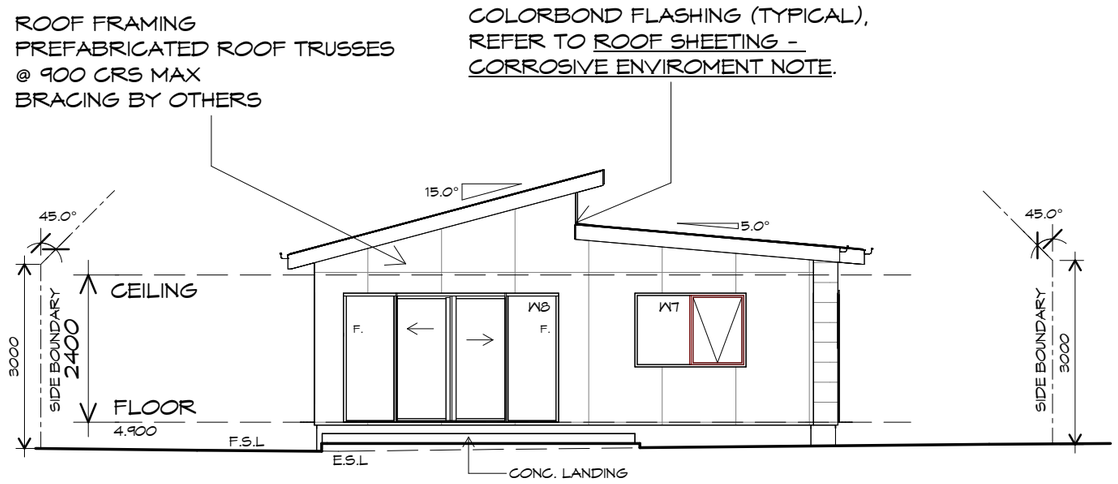
NORTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

JAMES HARDIE STRIA 325 FINE TEXTURE CLADDING (ON BATTENS) INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.

ALL FIXINGS AS PER MANUFACTURERS SPECIFICATION TO SUIT CORROSIVE ENVIRONMENT, IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2.2.



EASTERN ELEVATION

1 : 100

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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LOT 27, 14 SPOONBILL LOOP, SORELL

Drawing: ELEVATIONS

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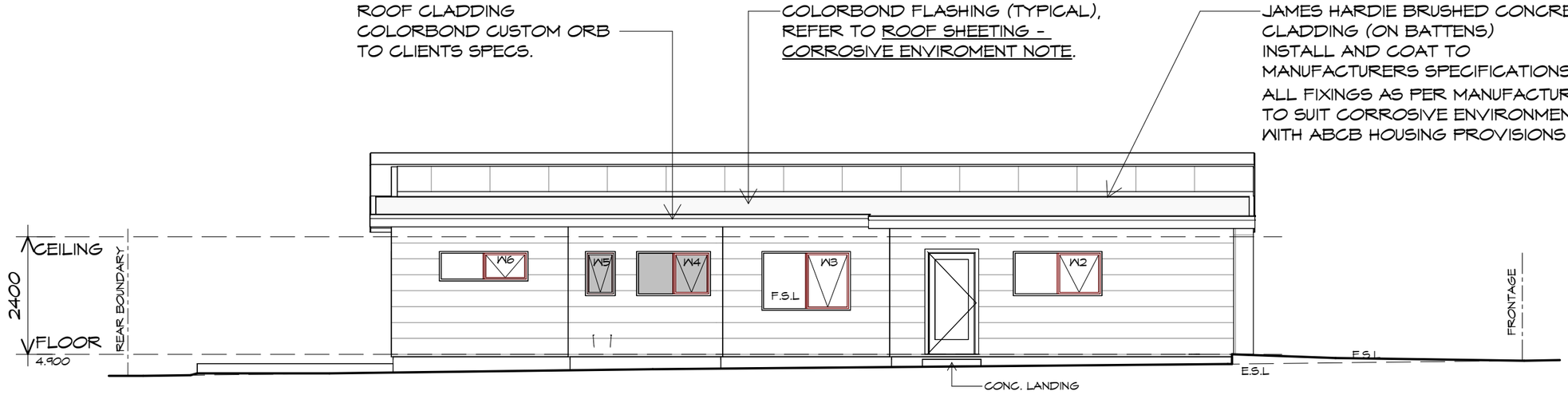
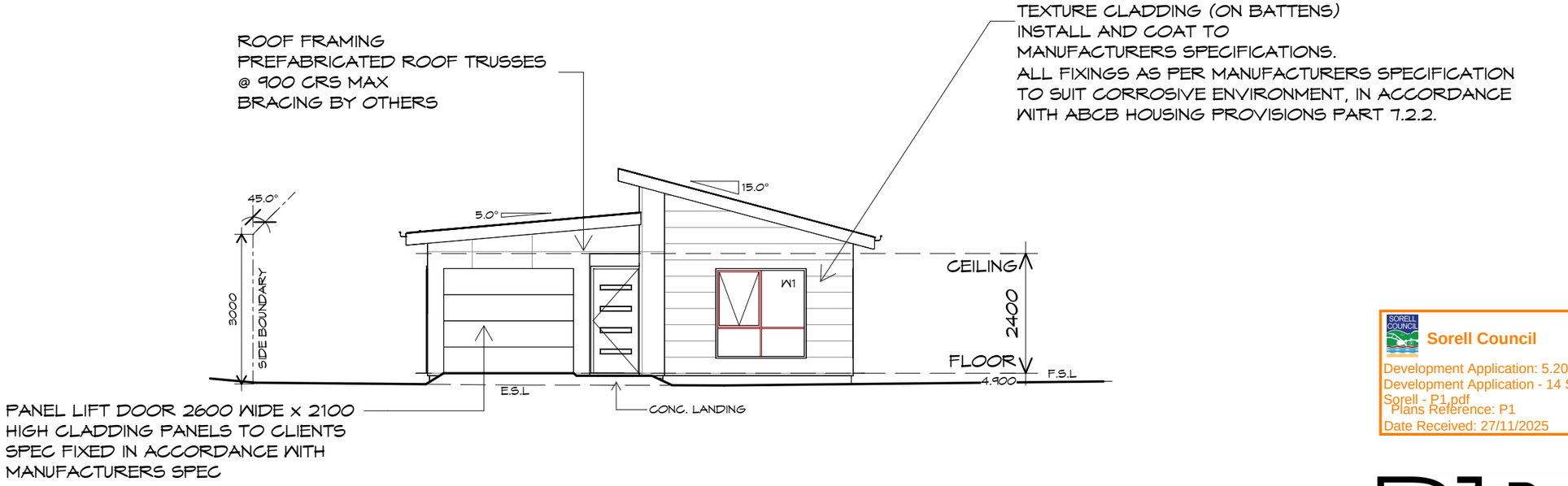
Accredited building practitioner: Frank Geskus -No CC246A



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

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SORELL

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ROOF VENTILATION LESS THAN 10deg (TABLE 10.8.3.)						
COMMENTS	LENGTH (m)	AREA REQUIRED (mm2)	VENT WIDTHS (mm)	VENT LENGTHS (mm)	OPENING %	VENTS REQUIRED
EXHAUST	18.1	452500	70	18100	37%	1
SUPPLY B	18.1	452500	100	15020	37%	1

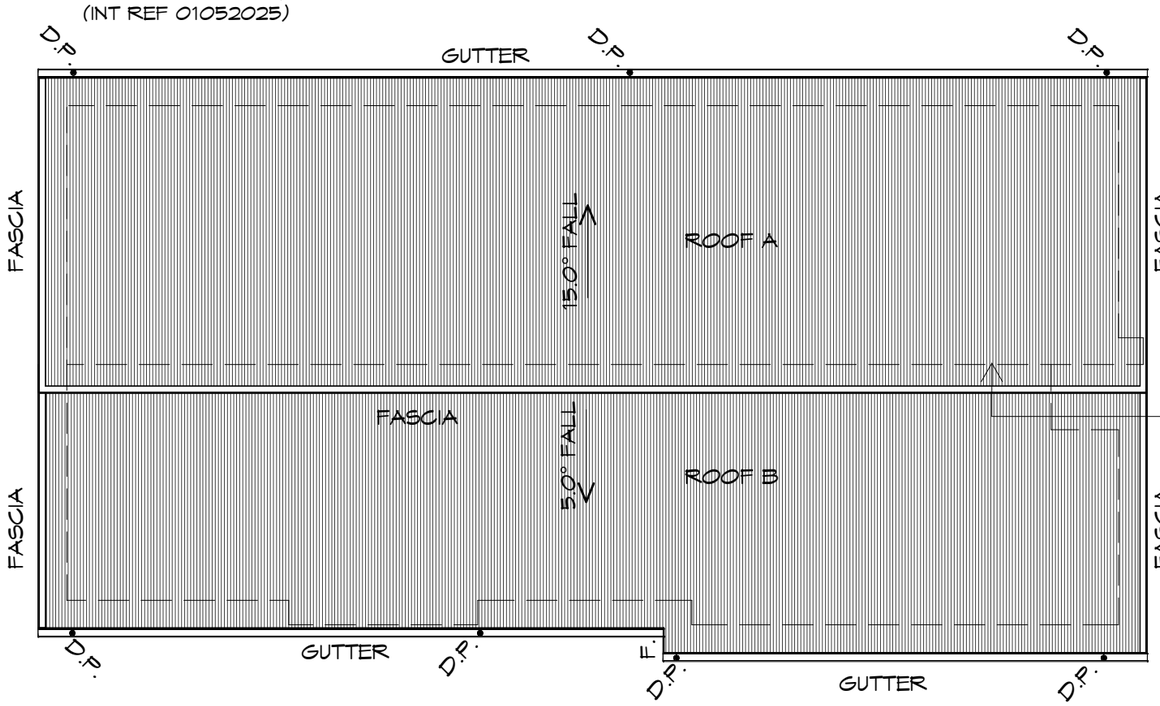
VENTILATION TO COMPLY WITH ABCB HOUSING PROVISIONS 2022, PART 10.8.3
- 25,000mm²/m AT EACH OF TWO OPPOSING ENDS

(INT REF 01052025)

ROOF VENTILATION 10-15deg (TABLE 10.8.3.)								
COMMENTS	LENGTH (m)	SUPPLY AREA REQUIRED (mm2)	EXHAUST AREA REQUIRED (mm2)	VENT WIDTHS (mm)	VENT LENGTHS (mm)	OPENING %	SUPPLY VENTS REQUIRED (#)	EXHAUST VENTS REQUIRED (#)
SUPPLY A	18.1	452500	90500	70	18100	37%	1	1

VENTILATION TO COMPLY WITH ABCB HOUSING PROVISIONS 2022, PART 10.8.3
- SUPPLY AREA: 25,000mm²/m
- EXHAUST AREA: 5,000mm²/m

(INT REF 01052025)



ROOF PLAN

1 : 100

OVERFLOW MEASURES
INSTALL **FRONT FACE SLOTTED GUTTER *OR*** 10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER.
BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA
INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

NOTES
SHARED ROOF SPACE FOR VENTILATION EXHAUST THROUGH HIGHEST ROOF

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.4 WITH FALL NO LESS THAN 1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR, NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ALL FIXINGS AS PER MANUFACTURERS SPECIFICATION TO SUIT CORROSIVE ENVIRONMENT, IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2.2.

SHEET ROOFING IN ACCORDANCE WITH NCC 2022 ABCB HOUSING PROVISIONS PART 7.
TABLE 7.2.2a ACCEPTABLE CORROSION PROTECTION FOR METAL SHEET ROOFING

ENVIRONMENT	LOCATION	MINIMUM METAL COATING IN ACCORDANCE WITH AS 1397: METALLIC COATED STEEL	MINIMUM METAL COATING IN ACCORDANCE WITH AS 1397: METALLIC AND ORGANIC COATED STEEL
HIGH (MILD STEEL CORROSION RATE 50 TO 80 µM/Y)	TYPICALLY MORE THAN 200 M FROM ***BREAKING SURF*** OR AGGRESSIVE INDUSTRIAL AREAS OR WITHIN 50 M FROM SHELTERED BAYS.	AZ150 ALUMINIUM/ZINC OR AM125 ALUMINIUM/ZINC/ MAGNESIUM	AZ150 ALUMINIUM/ZINC OR AM100 ALUMINIUM/ZINC/ MAGNESIUM

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SJM property developments

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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP, SORELL

Drawing:
ROOF PLAN

Date:	Drafted by:	Approved by:
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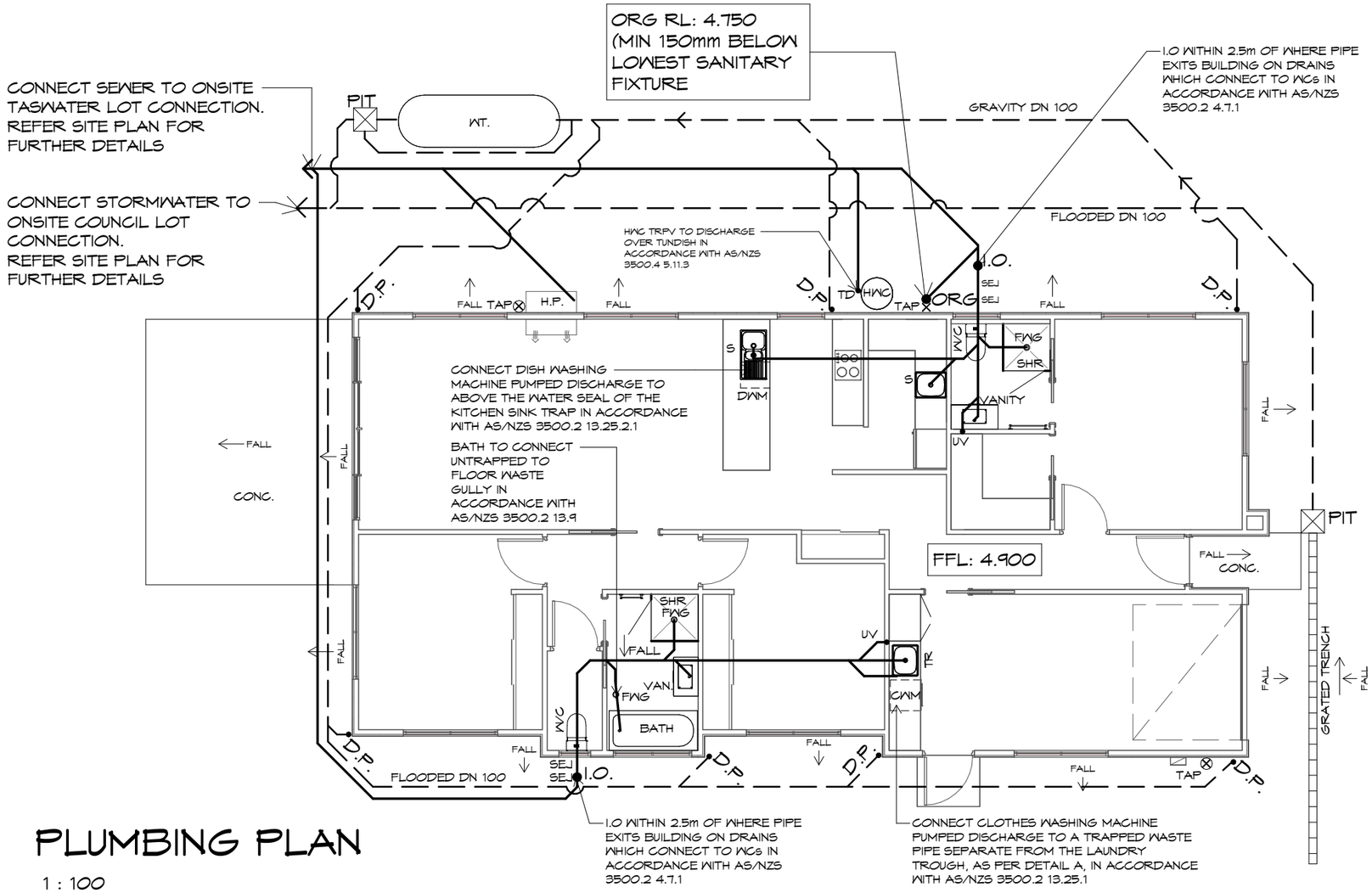
Accredited building practitioner: Frank Geskus -No CC246A

NOTE:
ALL ROOF RUNOFF TO BE COLLECTED IN WATER TANK. OVERFLOW TO STORMWATER LOT CONNECTION. TANK AND PIPEWORK TO BE INSTALLED TO COMPLY WITH AS3500.3 & CBOS DIRECTORS GUIDELINES, AND BE PLUMBED INTO TOILETS SO THAT REUSE OCCURS, WITH TOP UP FROM RETICULATED WATER SUPPLY. AS PER RESTRICTIVE COVENANTS



PLUMBING PLAN

1 : 100

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE NATIONAL CONSTRUCTION CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND FIXTURES:

B	BASIN (DN40)
CWM	CLOTHES WASHING MACHINE (DN40)
DP	DOWNPIPE (DN90)
DWM	DISH WASHING MACHINE
FWG	FLOOR WASTE GULLY (DN90)
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY (DN100) + TAP OVER
S	SINK (DN50)
SEJ	SWIVEL EXPANSION JOINT, REFER TO JSA DRAWING S750
SHR	SHOWER (DN50)
TD	TUNDISH FOR HWC TPRV OR A/C CONDENSATE(DN50)
TR	TROUGH (LAUNDRY) (DN40)
UV	UPSTREAM VENT (DN50)
WC	WATER CLOSET PAN (DN100)

PIPES:
SEWER DN100 uPVC SN6 (DWV) MIN 1:60 FALL
STORMWATER DN100 uPVC SN6 (DWV) MIN 1:100 FALL

THE INSTALLATION OF WATER PIPE LINES, USE POLY OR COPPER PIPE, MUST COMPLY WITH AS/NZS 3500.2021.
MAIN COLD WATER LINE FROM METER TO HOUSE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.2021.

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.2021.

AT THE PROPERTY BOUNDARY, AN APPROVED BACKFLOW PROTECTION VALVE IS TO BE FITTED BEFORE EXTENDING THE DOMESTIC SUPPLY TO THE DWELLING.

FINAL PITS LOCATION AND NUMBER TO BE CONFIRMED ON SITE TO ENSURE SURFACE WATER IS REMOVED FROM AROUND HOUSE.

450x450 EVERHART SURFACE DRAINAGE PIT U.N.O.

HOT WATER CYLINDER TO BE INSTALLED AS PER NCC 2022 VOL 3

NOTE:
PLUMBING MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN SITE/HEIGHT CONDITIONS.

READ IN CONJUNCTION WITH SITE DRAINAGE PLAN

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR WASTE
WHERE A FLOOR WASTE IS INSTALLED—
- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

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SJM property developments

REV. DATE DESCRIPTION

Client name:
D. LUKIC & J. ROJAHN

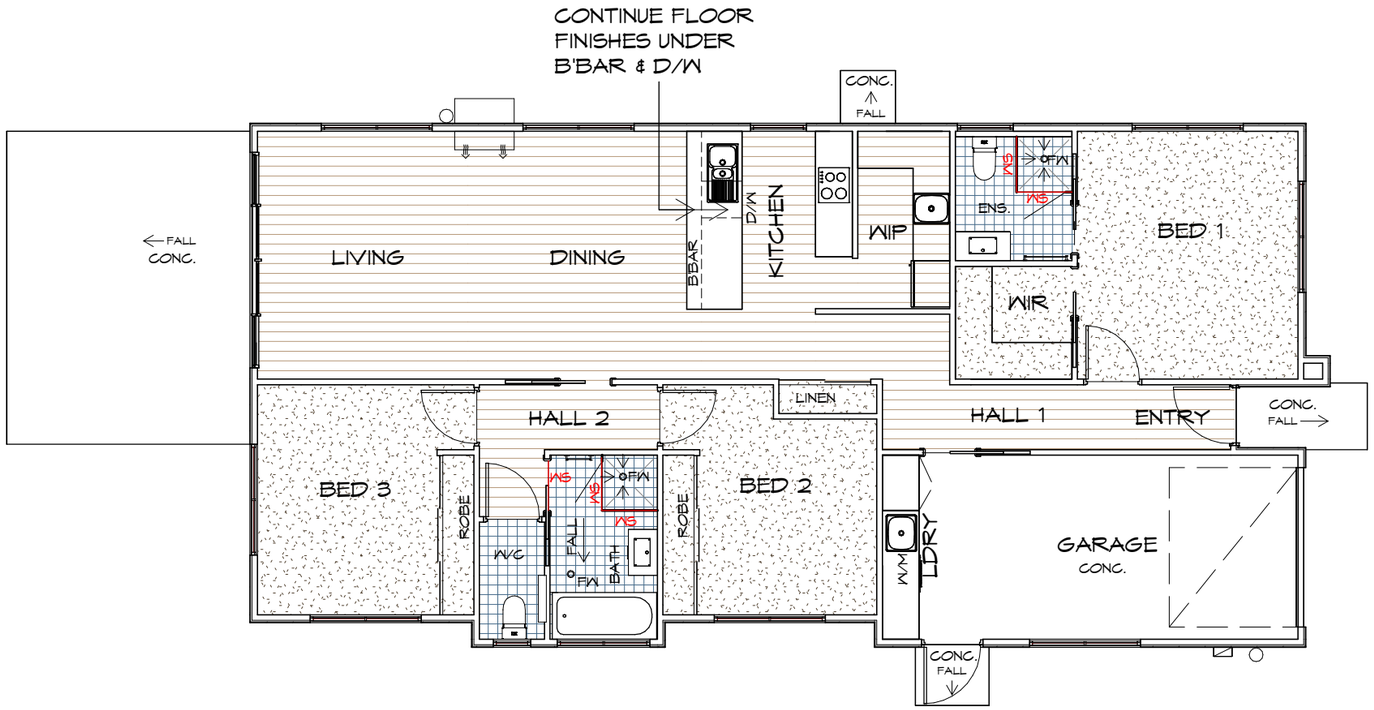
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
LOT 27, 14 SPOONBILL LOOP, SORELL

Drawing:
PLUMBING PLAN

Date:	Drafted by:	Approved by:
21.11.2025	A.D.	M.R.
Project/Drawing no:	Scale:	Revision:
PD25393 - 10	1 : 100	01

Accredited building practitioner: Frank Geskus -No CC246A



LEGEND

- CARPET
- TILES
- TIMBER
- WS WATERSTOP
- FW FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BD##
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

NOTE: ALL WATERPROOFING WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ABCB HOUSING PROVISIONS PART 10.2.1-10.2.32 IN FULL AND MUST BE CARRIED OUT BY A LICENSED TRADESPERSON ONLY.

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.

FLOOR WASTE
WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

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LOT 27, 14 SPOONBILL LOOP, SORELL

Drawing: FLOOR FINISHES PLAN

Date:	Drafted by:	Approved by:
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PD25393 - 11	1 : 100	01

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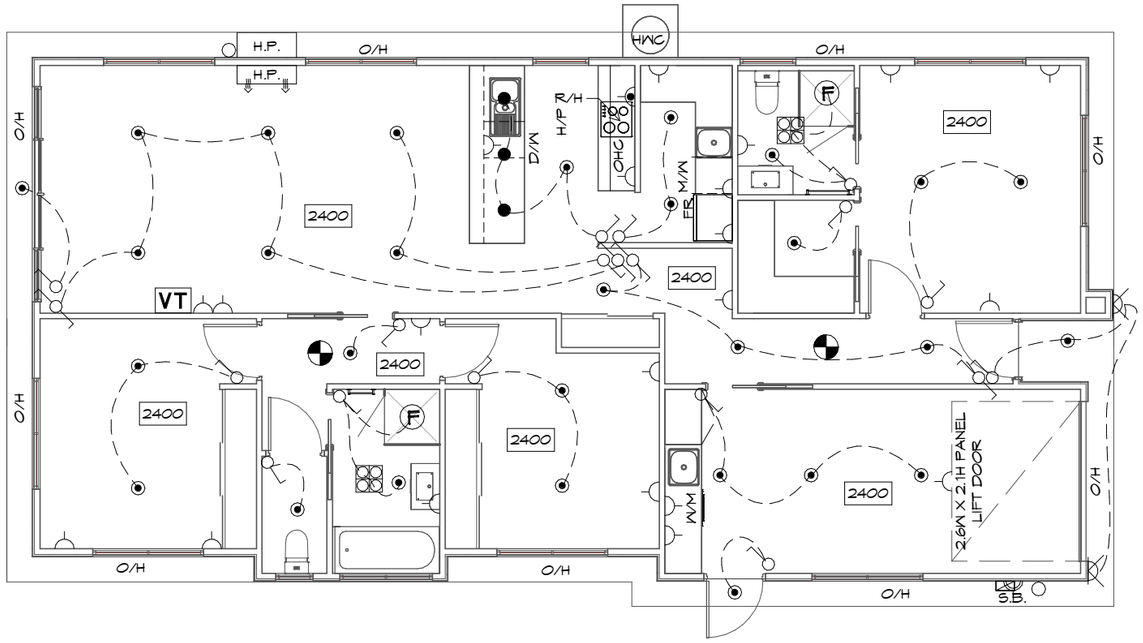

ELECTRICAL/RCP PLAN

1 : 100

IMPORTANT:
PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON THE ABOVE ELECTRICAL LAYOUT AND TYPES AS NOTED IN THE REPORT.
IF MORE PENETRATIONS ARE INCLUDED OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

ARTIFICIAL LIGHTING
RESIDENCES TO BE IN COMPLIANCE WITH NCC 2019 PART 3.12.5.5.

ARTIFICIAL LIGHTING MUST NOT EXCEED:
- 5W/m2 FOR CLASS 1 BUILDING
- 4W/m2 FOR VERANDAHS & BALCONIES
- 3W/m2 FOR CLASS 10A ASSOCIATED WITH CLASS 1 BUILDING

REFER TO LIGHTING CALCULATOR FOR FURTHER DETAILS.

SMOKE ALARMS
- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS 9.5.1, 9.5.2 AND 9.5.4.

ELECTRICAL
ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A GRADE ELECTRICAL CONTRACTOR. ALL WORKS TO COMPLY WITH LOCAL AUTHORITIES AND AS3000.

EXHAUST FANS
EXHAUST FANS TO ACHIEVE FLOW RATE TO COMPLY WITH HOUSING PROVISIONS 10.8.2

DOWNLIGHTS
ALL DOWNLIGHTS TO BE IC-F RATED AND INSULATED OVER.

ELECTRICAL INDEX

LIGHTING

- FOUR LIGHT, 3 IN 1 BATHROOM LIGHT C/W DAMPER, EXHAUST TO OUTSIDE*
- L.E.D. - SEALED DOWN LIGHT *
- HANGING PENDANT
- SECURITY LIGHT

*INSTALL AS PER MANUFACTURERS SPECIFICATION

OTHER

- 240v SMOKE ALARM
- SWITCH BOX
- (F) EXHAUST FAN, VENT TO OUTSIDE AIR, PROVIDE POWER
- R/H RANGE HOOD, VENT TO OUTSIDE AIR, PROVIDE POWER
- OHC OVERHEAD CUPBOARDS

SWITCH TYPE

- ONE-WAY SWITCH
- TWO-WAY SWITCH

WALL OUTLETS

- GENERAL PURPOSE OUTLET (DOUBLE)
- WEATHER PROOF OUTLET
- HOTPLATE SAFETY CUT-OFF
- TV T.V. OUTLET

NOTE:
POWER POINT TO BE 300mm AWAY FROM EDGE OF WATER SOURCE

CEILING

- XXXX DENOTES CEILING HEIGHT
- O/H ROOF OVERHANG/EAVES

HEATING

- H.P. HEAT PUMP
- H.P. HEAT PUMP, OUTDOOR UNIT

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ELECTRICAL/REFLECTED CEILING PLAN

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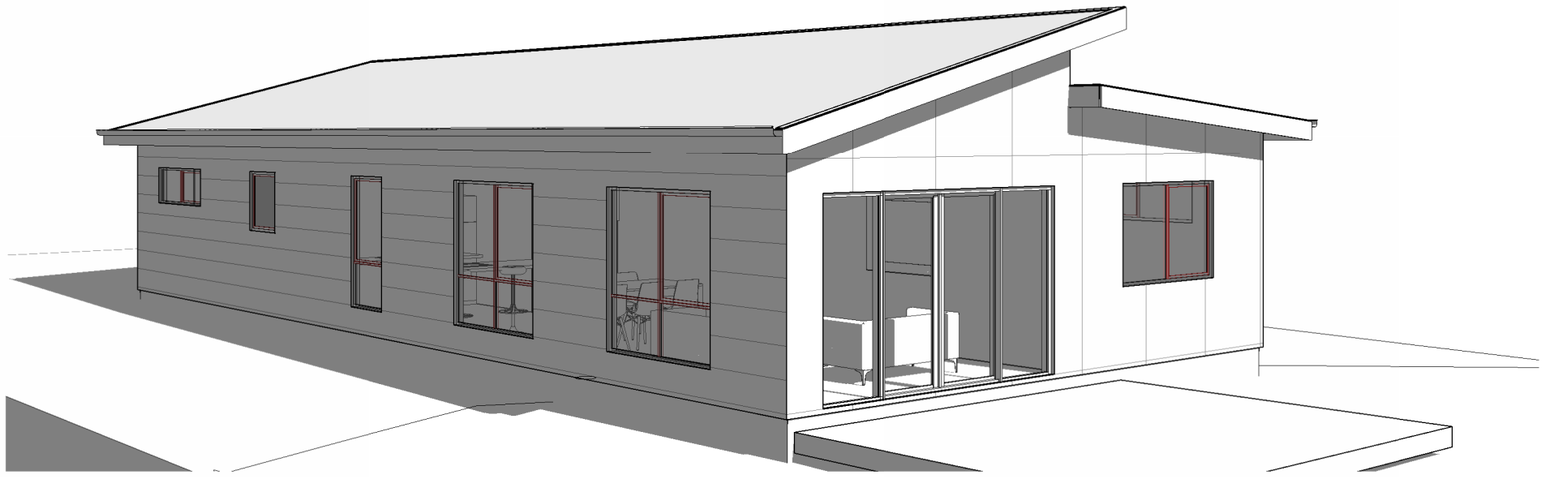

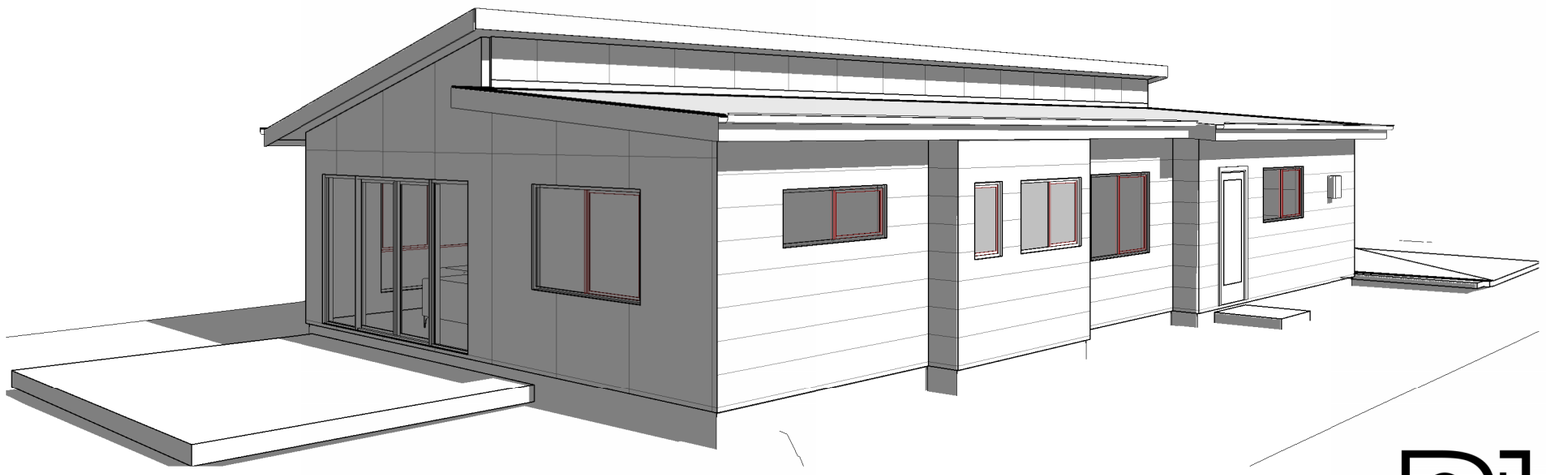

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PERSPECTIVES

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